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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED JUNIOR SCHOOL BUILDING

ST PHILIPS CHRISTIAN COLLEGE, GOSFORD
20 NARARA CREEK ROAD, NARARA

PROJECT NO. 438
SEPTEMBER 2015

1.00 EXISTING SCHOOL FACILITIES & SERVICES

1.01 Background

St Philips Christian College, Gosford was originally known as Gosford Christian School. The school was established by Gosford Christian Centre Ltd and church and school functions commenced operations on the present location at 20 Narara Creek Road, Narara in 1988. A preschool was established on the site in 1996.

Gosford Christian School was taken over by St Philips Christian College in April 2007. St Philips currently operate a K-12 school and a Long Day Care Facility on the site.

In the past, enrolments at the school have been as high as 670 students with approximately 50 staff, however numbers have declined in recent years and are now in the order of 350 students with less than 40 staff.

1.02 Site

The site of the St Philips Christian College Gosford Campus is located at 20 Narara Creek Road, Narara. An aerial view of the site is shown in Photograph 1 below.



PHOTOGRAPH 1

AERIAL VIEW OF SITE

As shown on attached drawings 438-M01 & 14381E, the location for the proposed new Junior School is on the grassed embankment between the existing School Hall and the playing field situated on the north east corner of the campus site.

The overall site has the following features:

- | | | | |
|----|----------------------|--|---------|
| a. | Property Description | Lot 102 DP 832279 | |
| b. | Boundaries | North | 318.23m |
| | | South | 264.35m |
| | | West | 354.70m |
| | | East | 327.96m |
| c. | Area | approx. 3.0 hectares. | |
| d. | Zoning | Northern part of site is within a 2(a) residential zone
Southern part of site is within a 7(a) conservation zone | |
| e. | Gradient | The entire site rises from the road frontage upwards the south at a grade of 1 in 12 initially which increases to 1 in 6 for most of the site. | |

As shown in Photograph 2 below and the attached survey drawing 14381E there is a steep grassed embankment on the site of the proposed new building which has an average slope of 1 in 2.



PHOTOGRAPH 2

VIEW OF PROPOSED BUILDING SITE FROM NORTH WEST

- | | | |
|----|---------|-----------------------------------|
| f. | Geotech | See attached Geotechnical Report. |
|----|---------|-----------------------------------|

- g. Vegetation The northern portion of the whole site has been cleared to construct the school facilities. The southern portion of the site remains covered with dense forest vegetation. Four small trees and one large tree will be removed to make way for the proposed building.
- h. Bushfire The property is located within a bushfire prone area. See the attached Bushfire Report.

1.03 Existing Facilities

As shown on the site plan on attached drawing 438-M01, all of the existing school facilities are located within the northern portion of the site which has been cleared and is zoned 2(a).

a. Existing Buildings

There are 16 buildings on the site which incorporate the following functional areas:

FACILITY TYPE	SECTOR	PERMANENT		DEMOUNTABLES	
		No. of Units	Area (m²)	No. of Units	Area (m²)
Classrooms					
Classroom	Primary	6	561	2	88
Classroom	Secondary	6	393	6	370
Art	Secondary	1	112		
Computing	Secondary	1	69		
Computing	Combined	1	74	1	47
Music/Drama	Secondary	2	138		
Science	Secondary	3	146		
Design/Tech	Secondary	2	210		
Subtotal			1,658 m²		375 m²
Non-Classrooms					
Administration	Combined	1	280	8	300
Pupil Amenities	Primary	1	24		
Pupil Amenities	Secondary	1	108		
Pupil Amenities	Combined	1	20		
Staff/Special Ed.	Combined	1	239		
Library	Combined	1	740		
Science Prep.	Secondary	1	30		
Hall	Combined	1	1175		
OOSH & Uniform Shop	Combined	1		1	254
Subtotal			2,616m²		629m²
Total			4,047m²		929m²

In addition to the above school facilities there is also a Long Day Care Centre located on the south east corner of the campus.

b. Existing Parking Facilities

There are currently a total of 90 car parking spaces in various locations around the site as shown on the site plan on the attached drawing 438-M01.

There is an on site bus pick-up & set down area adjacent to the Narara Creek Road frontage. There is also an internal ring road which provides vehicular access around the perimeter of the built part of the site.

c. Existing Playground Facilities

There are numerous small play areas spread throughout the College campus. In addition there is a covered basketball court adjacent to the Narara Creek Road frontage and a large sports field located on the north east corner of the site on the corner of Manns Road and Narara Creek Road.

1.04 Existing Hours of Operation

The current hours of operation for St Philips Christian College, Gosford are as follows:

College students: 8.50 am to 3.10 pm Monday to Friday during school terms
College staff: 8.15 am to 4.00 pm Monday to Friday during school terms
Long Day Care: 7.30 am to 5.30 pm Monday to Friday throughout the year

1.05 Existing Staff & Student Numbers

a. St Philips Christian College

Current staff: 59.3 Full time equivalent (FTE)
Current students 535 enrolled in Kindergarten to Year 12

b. Long Day Care

Current Staff 7
Maximum places 34 children per day

2.01 THE PROPOSAL

The proposal is to construct a new Junior School Building as shown on attached drawings:

Architectural Drawings 438-S09, 438-S10, 438-S11 & 438-S12
Civil Engineering Drawings 15-E186-C1-2, 15-E186-C2-2, 15-E186-C3-2, 15-E186-C1-2
Landscape Drawing US 50318 LP

The proposed building will accommodate students in years Kindergarten to Year 4 which will be built in 4 stages and will include the following areas:

FACILITY	AREA (SQM)	NUMBER	SUB-TOTAL AREA (SQM)	TOTAL AREA (SQM)
STAGE 1				
Entry Level				
Kinder GLA	184	1	184	
Quiet 1 & 2	24	2	48	
Art	4	1	4	
Small Stores	2	3	6	
Larger Stores	4	1	4	
WC 1	5	1	5	
Access WC	8	1	8	
Cleaner	2	1	2	
EDB/Com	6	1	6	
Stair	19	1	19	
Lift	8	1	8	
Gallery	56	1	56	
Covered Outdoor	67	1	67	
Entry Level Sub-total			417	
Lower Level 1				
Year 3 GLA	184	1	184	
Quiet 5 & 6	24	2	48	
Art	4	1	4	
Small Stores	2	3	6	
Larger Stores	4	1	4	
WC 1	5	1	5	
Access WC	8	1	8	
Cleaner	2	1	2	
EDB/Com	6	1	6	
Store 4	13	1	13	
Lift	8	1	8	
Breakout	56	1	56	
Covered Outdoor	67	1	67	
Lower Level Sub-total			411	
Lower Level 2				
Stepped Seating	222	1	222	
Lower Level 2 Sub-total			222	1050sqm

FACILITY	AREA (SQM)	NUMBER	SUB-TOTAL AREA (SQM)	TOTAL AREA (SQM)
STAGE 2				
Entry Level				
Year 1 GLA	182	1	182	
Art	4	1	4	
Small Store	2	1	2	
Larger Stores	4	1	4	
WC 1	5	1	5	
Gallery	64	1	64	
Covered Outdoor	40	1	40	
Entry Level Sub-total			301	
Lower Level 1				
Year 4 GLA	182	1	182	
Art	4	1	4	
Store	3	1	3	
Breakout	64	1	64	
Tiered Seating	130	1	130	
Covered Outdoor	40	1	40	
Entry Level Sub-total			423	
Lower Level 2				
Stepped Seating	260	1	260	
Store 5	63	1	63	
Lower Level 2 Sub-total			323	1047sqm
STAGE 3				
Entry Level				
Year 2 GLA	182	1	182	
Quiet 1 & 2	24	2	48	
Art	4	1	4	
Store	4	1	4	
Boys Toilets	28	1	28	
Girls Toilets	30	1	30	
Access WC	10	1	10	
Cleaner	3	1	3	
Stairs	20	2	40	
Gallery	30	1	30	
Covered Outdoor	250	1	250	
Entry Level Sub-total			629	

Lower Level 1

Art Room	98	1	98
Music	138	1	138
Practice 1	31	1	31
Practice 2	20	1	20
Store 1	12	1	12
Store 2	11	1	11
Store 3	14	1	14
Breakout	30	1	30
Covered Outdoor	67	1	67
Lower Level Sub-total		421	1050sqm

STAGE 4

Entry Level

Entry Foyer	49	1	49
Reception	19	1	19
Office 1	15	1	15
Office 2	12	1	12
Interview	19	1	19
Workroom	20	1	20
Clinics	12	2	24
Shower/WC	10	1	10
Staff Study	64	1	64
WC 1 & 2	8	2	16
Store 1	9	1	9
Store 2	28	1	28
Store 3	5	1	5
Store 4	3	1	3
Circulation	115	1	114
Covered Outdoor	39	1	39
Subtotal		446	446sqm
TOTAL AREA			3593sqm

2.02 STAGING OF THE PROPOSAL

The likely timing for construction of each of the four stages cannot be specified because it is dependent upon the following variables:

1. future increases in student numbers which is subject to market forces
2. being awarded Government funding through provision of block grants which are allocated to a limited number of schools on a competitive basis
3. the perceived need for junior school facilities and the educational priorities within the overall K-12 school context which can change over time

- | | |
|------------------------------------|---------------------------|
| a. Present Use of the Site | Educational Establishment |
| b. Date that present use commenced | 1980's |
| c. Previous uses of the site | Not known |
| d. Proposed use of the site | Educational Establishment |
| e. Present use of adjoining land | Residential |

3.06 Operation & Management

a. Proposed Activities & Hours of Operation

There will be no change to the existing activities on site resulting from this proposal.

b. Student Numbers

In 2003 there were close to 700 students at this campus, but enrolments for 2012 currently stand at 535 students. Upon completion of all of the 4 stages of the proposed Junior School Building it is anticipated that enrolments could reach up to 770 students with 28 of these being in Year 12.

c. Staff Numbers

Upon completion of all of the 4 stages of the proposed Junior School Building it is anticipated that staff levels could reach 78 FTE, with no increase on the 7 FTE staff in the early learning centre.

vii. Hours of Operation

There will be no to the hours of operation on the site as a result of this proposal.

b. Transport, Parking, Access & Servicing

i. Movement System

The existing vehicular movement system supports Council's Road Hierarchy by providing access via Narara Creek Road rather than from Manns Road which is the major road adjacent to the site.

ii. Traffic Generating Development

There will be no change to the traffic conditions on and around the subject property as a result of this proposal.

iii. Road Design

There will be no change to the existing road design as a result of the proposed changes of use.

iv. Pedestrian & Cycle Paths

There will be no change to the existing public pedestrian & cycle paths as a result of the proposed changes of use.

v. Public Transport

The existing public transport system which connects the site with the wider Gosford community will ensure that there is ample opportunity for users of the facilities to access the site via public transport.

vi. Vehicle Parking Provision

From Gosford DCP 2013 Table 7.1.3.2 Schedule of Requirements for car parking in Educational establishments the following parking should be provided on the site:

Proposed Staff levels	1 space per 1 staff place = $(78+7) \times 1$	= 85 spaces
Students	1 space per 10 year 12 students = $28/10$	= 3 spaces
Total parking requirement		= 88 spaces

Proposed total parking provision = 88 spaces

c. Privacy, Views and Overshadowing

i. Visual privacy

There will be no change to the visual privacy impacts of the existing development resulting from this proposal.

ii. Acoustic Privacy

There will be no adverse acoustic impacts resulting from this proposal.

iii. Views

There will be no adverse impacts on views resulting from this proposal.

iv. Overshadowing

There will be no adverse impacts from overshadowing resulting from this proposal.

d. Air and Noise

i. Air Emissions

Not applicable

ii. Noise Emissions

- Existing noise sources
 - Normal residential
 - Traffic on Manns Road & Narara Creek Road
 - Normal school activities
- Construction Noise
 - Not applicable

- **Operational Noise** Early dropping off of students to OOSH will occur adjacent to the OOSH Facility within the College grounds and so will not impact on residential properties to the north

iii. Proposed Noise Reduction Measures

Not applicable

e. Soil and Water

i. Reticulated Supply

Amplification of water & sewerage services is not required

ii. Water Efficiency

Water efficient taps will be utilized in the proposal.

iii. Water Sensitive Design

No change to existing site water reticulation system

iv. Stormwater Drainage

The rainwater from the proposed additions will be connected into the existing stormwater disposal system.

v. Sewer Drainage

Sewer drainage from the proposal will be connected into the existing sewer drainage system

vi. Easements

The northeast corner of the subject property is affected by a restriction on use and positive covenant over the existing stormwater detention facility. The proposal is adjacent to, but outside of the restricted area and so no easements are affected by the subject proposal.

vii. Flooding

The site is not subject to flooding.

viii. Erosion and Sediment Control

Erosion & sediment control measures will be carried out in accordance with Council's requirements.

f. Heritage

The subject property does not contain any heritage items of significance. Therefore there should be no adverse heritage impacts as a result of this proposal.

g. Character Statement

The existing campus is characterized by a diverse mix of school buildings and structures which are predominantly single and two storey in height and which have been constructed over a period of approximately 25 years.

There is no one style or building form which is typical, and a range of external building materials have been used including face brickwork, concrete blockwork, metal and fibrecement cladding and metal roofing. The visually unifying element of the site is its steepness which has resulted in the buildings being arranged on horizontal terraces, which step up the hill and which are interspersed with trees and shrubs.

Despite the size of the campus, the College does not dominate the streetscape due to the relatively large setbacks for most of the buildings and structures, the large open playing field on the corner of the two street frontages and also because of the large trees along the eastern end of the Narara Creek Road frontage.

The proposed new Junior School Building will be provide a state of the art facility with strong architectural character, broken up by changes in materials and steps and curves in plan. The result will be a showpiece for the College which responds well to its site by hugging into the hillside and being of appropriate height and scale which will be in keeping with the other developments on the site. Although the building will be well set back from the streets adjoining the site it will provide an opportunity for St Philips to create an identifiable landmark which will be visible from Manns Road when travelling in a southerly direction.

h. Schedule of External Finishes

External finishes for the proposed additions will include:

- vertical corrugated metal cladding
- flat fibrecement sheeting with expressed joints
- concrete blockwork and masonry
- metal roofing
- reinforced concrete columns and beams

i. Energy

A Report outlining compliance with Section J of the BCA will be included with the Construction Certificate application.

j. Waste Management

Existing waste collection and removal systems to be retained as part of this proposal. See attached Waste Management Plan.

k. Cut & Fill

See the attached civil engineering drawings and geotechnical report.

l. Landscaping

See attached landscape design drawings.

m. Access

See attached Access Review.

The proposed additions will comply with the requirements of AS1428.1 as follows:

- An accessible carparking space will be provided adjacent to the proposed building with an accessible path of travel to the main entry.
- A compliant graded access will be provided into the building at Main Entry Level.
- An internal lift will be provided for access between floors
- Compliant accessible toilets will be provided on each level where toilets are provided.
- One sanitary compartment in each of the Boys & Girls toilets will be designed in accordance with the requirements for people with ambulant disabilities.
- Tactile indicators will be installed at changes in levels on ramps and stairs
- Door widths and clearances will comply with AS 1428.1

n. Bushfire

As noted above, part of the subject property falls within a designated bushfire prone area. The attached Bushfire Threat & Protection Assessment forms part of this application.

The bushfire protection measures recommended in the threat assessment will be incorporated into the proposed buildings and surrounding external areas.

Also included with this application is a copy of the current Bushfire Emergency Evacuation Plan for St Philips Christian College, Gosford.